

CITY OF KAUKAUNA

ORDINANCE NO. xxxx-2025

ORDINANCE AMENDING SECTION 17.25

WHEREAS, updates were needed to address the emergence of new industries and their land use needs; and,

WHEREAS, the City recognizes the importance of proactively updating our zoning regulations to attract future opportunities; and,

WHEREAS, the City recognizes the importance of preserving local control to ensure data center developments do not tax existing infrastructure or negatively impact the local community; and,

WHEREAS, the Plan Commission has recommended the following ordinance changes; and,

WHEREAS, the Legislative Committee has recommended the following ordinance changes; and,

WHEREAS, the Common Council finds the following ordinance changes to be in the public interest;

NOW THEREFORE, it is ordained by the Common Council of the City of Kaukauna, Wisconsin, that Ordinance Section 17.25 of the Kaukauna Municipal Code be amended as follows:

BEFORE AMENDMENT

17.25 IND Industrial District

1. *Purpose.* This district is intended to provide for industrial, warehousing and wholesaling, and certain service and commercial activities in areas already established for such uses.
2. *Permitted principal uses and structures.*
 - a. Supply establishments, wholesale, warehouse, and building equipment.
 - b. Automobile, boat, construction and farm implement sales, service, and repair.
 - c. Agricultural related uses, including feedmills and co-ops.
 - d. Printing and publishing.
 - e. Service establishments catering to commercial and industrial uses, including business machine services, linen supply, freight movers, communication services, canteen services, and uses of a similar nature
 - f. Transportation terminals.

- g. Light manufacturing uses, including bottling, packaging, laboratories, and uses of a similar nature.
- h. Manufacturing uses, including production, cleaning, processing, testing, and the distribution of materials and goods, except wrecking yards, fertilizer, and chemical manufacture, cement manufacture, explosive storage or manufacture smelting, tanneries and slaughterhouse. All manufacturing subject to the provisions of 17.38.
- i. Municipal parks.

3. *Permitted accessory uses and structures.*

- a. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- b. Outside storage of equipment and materials shall be located behind the building setback line and screened from view of any public street or residential district boundary by a fence, wall, or shrubs. All outside areas shall be clean and orderly.
- c. Railroad spurs and service rails with side or rear yards only.

4. *Special exception uses and structures.*

- a. Salvage or wrecking yards.

5. *Dimensional requirements.* For all permissible principal uses and structures, the following shall apply:

a. *Minimum dimensions.*

- 1) Lot area: 9,000 square feet.
- 2) Lot width: 90 feet.
- 3) Front yard: 25 feet.
- 4) Side yards: 15 feet each; provided, however, that side yards shall be increased one foot in width for every three feet in building height above 35 feet.
- 5) Rear yard: 30 feet.

b. *Railroad right-of-way.* There are no side or rear yard requirements when a railroad right-of-way abuts at the side or rear property line.

c. *Required side or rear yard adjacent to residential district boundary.* Any required side or rear yard adjacent to a residential district boundary shall be subject to the landscape buffer requirements of section 17.32(10).

6. *Permitted accessory signs.* For each principal structure, the following shall apply:

- a. *Flat signs.* Flat signs limited in aggregate area to 25 percent of the wall area fronting on a street.

- b. *Detached signs.* For every 90 feet of lot frontage, one detached sign limited in area to 200 square feet on each side (limit of two sides and 400 square feet) and 30 feet in height.
 - c. *Temporary signs.* Temporary signs as provided in section 17.16(5)(b).
7. *Off-street parking requirements.*
- a. *Applicable parking requirements as specified in the CH district.* See section 17.22(7).
 - b. *Manufacturing and service uses.* One per employee on maximum shift.
 - c. *Other uses.* Sufficient off-street parking such that no public street shall be used for parking.

AFTER AMENDMENT

17.25 IND Industrial District

1. *Purpose.* This district is intended to provide for industrial, warehousing and wholesaling, and certain service and commercial activities in areas already established for such uses.
2. *Permitted principal uses and structures.*
 - a. Supply establishments, wholesale, warehouse, and building equipment.
 - b. Automobile, boat, construction and farm implement sales, service, and repair.
 - c. Agricultural related uses, including feedmills and co-ops.
 - d. Printing and publishing.
 - e. Service establishments catering to commercial and industrial uses, including business machine services, linen supply, freight movers, communication services, canteen services, and uses of a similar nature
 - f. Transportation terminals.
 - g. Light manufacturing uses, including bottling, packaging, laboratories, and uses of a similar nature.
 - h. Manufacturing uses, including production, cleaning, processing, testing, and the distribution of materials and goods, except wrecking yards, fertilizer, and chemical manufacture, cement manufacture, explosive storage or manufacture smelting, tanneries and slaughterhouse. All manufacturing subject to the provisions of 17.38.
 - i. Municipal parks.
3. *Permitted accessory uses and structures.*

- a. Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
 - b. Outside storage of equipment and materials shall be located behind the building setback line and screened from view of any public street or residential district boundary by a fence, wall, or shrubs. All outside areas shall be clean and orderly.
 - c. Railroad spurs and service rails with side or rear yards only.
- 4. *Special exception uses and structures.*
 - a. Salvage or wrecking yards.
 - b. Data centers.
- 5. *Dimensional requirements.* For all permissible principal uses and structures, the following shall apply:
 - a. *Minimum dimensions.*
 - 1) Lot area: 9,000 square feet.
 - 2) Lot width: 90 feet.
 - 3) Front yard: 25 feet.
 - 4) Side yards: 15 feet each; provided, however, that side yards shall be increased one foot in width for every three feet in building height above 35 feet.
 - 5) Rear yard: 30 feet.
 - b. *Railroad right-of-way.* There are no side or rear yard requirements when a railroad right-of-way abuts at the side or rear property line.
 - c. *Required side or rear yard adjacent to residential district boundary.* Any required side or rear yard adjacent to a residential district boundary shall be subject to the landscape buffer requirements of section 17.32(10).
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- 7. *Off-street parking requirements.*
 - a. *Applicable parking requirements as specified in the CH district.* See section 17.22(7).
 - b. *Manufacturing and service uses.* One per employee on maximum shift.

- c. *Other uses.* Sufficient off-street parking such that no public street shall be used for parking.

Introduced and adopted by Common Council on the 20th day of January, 2026.

APPROVED: _____

Anthony J. Penterman, Mayor

ATTEST: _____

Kayla Nessmann, Clerk